

# EXHIBIT A

(Lease ledger)

**Lease Ledger**

Date: 03/13/2025

Property: nj

Tenant: biglots1 BNKRPT2 - Big Lots Stores, Inc. No. 1926

From Date: 08/08/2003 To Date: 01/31/2030

Move In Date: 08/08/2003

Unit(S): 1590

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
9/1/2024	Recon Insurance (09/2024)	1590	1,129.00	0.00	1,129.00	C-1603433	No
9/1/2024	Recon Repairs & Maintenance (09/2024)	1590	1,019.00	0.00	2,148.00	C-1603434	No
9/1/2024	Recon Taxes & Reduction (09/2024)	1590	3,122.00	0.00	5,270.00	C-1603435	No
9/1/2024	Rent (09/2024)	1590	15,588.55	0.00	20,858.55	C-1603436	No
9/11/2024	Late Fee, 10% of \$20858.55		2,085.86	0.00	22,944.41	C-1605255	No
10/1/2024	Recon Insurance (10/2024)	1590	1,129.00	0.00	24,073.41	C-1612094	No
10/1/2024	Recon Repairs & Maintenance (10/2024)	1590	1,019.00	0.00	25,092.41	C-1612095	No
10/1/2024	Recon Taxes & Reduction (10/2024)	1590	3,122.00	0.00	28,214.41	C-1612096	No
10/1/2024	Rent (10/2024)	1590	15,588.55	0.00	43,802.96	C-1612097	No
10/2/2024	Chk# Direct deposit Direct deposit		0.00	20,858.55	22,944.41	R-684504	
11/1/2024	Recon Insurance (11/2024)	1590	1,129.00	0.00	24,073.41	C-1620420	No
11/1/2024	Recon Repairs & Maintenance (11/2024)	1590	1,019.00	0.00	25,092.41	C-1620421	No
11/1/2024	Recon Taxes & Reduction (11/2024)	1590	3,122.00	0.00	28,214.41	C-1620422	No
11/1/2024	Rent (11/2024)	1590	15,588.55	0.00	43,802.96	C-1620423	No
11/5/2024	Chk# Direct deposit Direct deposit		0.00	20,858.55	22,944.41	R-686744	
12/1/2024	Recon Insurance (12/2024)	1590	1,129.00	0.00	24,073.41	C-1628615	No
12/1/2024	Recon Repairs & Maintenance (12/2024)	1590	1,019.00	0.00	25,092.41	C-1628616	No
12/1/2024	Recon Taxes & Reduction (12/2024)	1590	3,122.00	0.00	28,214.41	C-1628617	No
12/1/2024	Rent (12/2024)	1590	15,588.55	0.00	43,802.96	C-1628618	No
12/4/2024	Chk# Direct deposit Direct deposit		0.00	20,858.55	22,944.41	R-689957	
1/1/2025	Recon Insurance (01/2025)	1590	1,129.00	0.00	24,073.41	C-1636969	No
1/1/2025	Recon Repairs & Maintenance (01/2025)	1590	1,019.00	0.00	25,092.41	C-1636970	No
1/1/2025	Recon Taxes & Reduction (01/2025)	1590	3,122.00	0.00	28,214.41	C-1636971	No
1/1/2025	Rent (01/2025)	1590	15,588.55	0.00	43,802.96	C-1636972	No
1/1/2025	Recon Insurance (01/2025)	1590	-176.65	0.00	43,626.31	C-1656045	No
1/1/2025	Recon Insurance (02/2025):Revises charge ctrl# 1645086	1590	-176.65	0.00	43,449.66	C-1656046	No
1/1/2025	Recon Insurance (03/2025):Revises charge ctrl# 1654152	1590	-176.65	0.00	43,273.01	C-1656047	No
1/1/2025	Recon Repairs & Maintenance (01/2025)	1590	87.60	0.00	43,360.61	C-1656048	No
1/1/2025	Recon Repairs & Maintenance (02/2025):Revises charge ctrl# 1645087	1590	87.60	0.00	43,448.21	C-1656049	No
1/1/2025	Recon Repairs & Maintenance (03/2025):Revises charge ctrl# 1654153	1590	87.60	0.00	43,535.81	C-1656050	No
1/1/2025	Recon Taxes & Reduction (01/2025)	1590	739.70	0.00	44,275.51	C-1656051	No
1/1/2025	Recon Taxes & Reduction (02/2025):Revises charge ctrl# 1645088	1590	739.70	0.00	45,015.21	C-1656052	No
1/1/2025	Recon Taxes & Reduction (03/2025):Revises charge ctrl# 1654154	1590	739.70	0.00	45,754.91	C-1656053	No
1/6/2025	Chk# Direct deposit Direct deposit		0.00	20,858.55	24,896.36	R-692953	
2/1/2025	Recon Insurance (02/2025):Revised by ctrl# 1656046	1590	1,129.00	0.00	26,025.36	C-1645086	No
2/1/2025	Recon Repairs & Maintenance (02/2025):Revised by ctrl# 1656049	1590	1,019.00	0.00	27,044.36	C-1645087	No
2/1/2025	Recon Taxes & Reduction (02/2025):Revised by ctrl# 1656052	1590	3,122.00	0.00	30,166.36	C-1645088	No
2/1/2025	Rent (02/2025)	1590	17,147.41	0.00	47,313.77	C-1645089	No
2/3/2025	Chk# Direct deposit Direct deposit		0.00	22,417.41	24,896.36	R-695695	
3/1/2025	Recon Insurance (03/2025):Revised by ctrl# 1656047	1590	1,129.00	0.00	26,025.36	C-1654152	No
3/1/2025	Recon Repairs & Maintenance (03/2025):Revised by ctrl# 1656050	1590	1,019.00	0.00	27,044.36	C-1654153	No
3/1/2025	Recon Taxes & Reduction (03/2025):Revised by ctrl# 1656053	1590	3,122.00	0.00	30,166.36	C-1654154	No
3/1/2025	Rent (03/2025)	1590	17,147.41	0.00	47,313.77	C-1654155	No
3/1/2025	Reconciled CAM, Tax, & Ins (01/2024 - 12/2024)		5,251.72	0.00	52,565.49	C-1655929	No
3/5/2025	Chk# Direct deposit Direct deposit		0.00	22,417.41	30,148.08	R-699234	

Outstanding Balance Breakdown		
Date	Description	Amount
9/1/2024	Recon Insurance (09/2024)	\$ 1,129.00
9/1/2024	Recon Repairs & Maintenance (09/2024)	\$ 1,019.00
9/1/2024	Recon Taxes & Reduction (09/2024)	\$ 3,122.00
9/1/2024	Rent (09/2024)	\$ 15,588.55
9/11/2024	Late Fee, 10% of \$20858.55	\$ 2,085.86
1/1/2025	Recon Repairs & Maintenance (01/2025)	\$ 87.60
1/1/2025	Recon Insurance (01/2025)	\$ (176.65)
1/1/2025	Recon Taxes & Reduction (01/2025)	\$ 739.70
1/1/2025	Recon Repairs & Maintenance (02/2025)	\$ 87.60
1/1/2025	Recon Insurance (02/2025)	\$ (176.65)
1/1/2025	Recon Taxes & Reduction (02/2025)	\$ 739.70
1/1/2025	Recon Repairs & Maintenance (03/2025)	\$ 87.60
1/1/2025	Recon Insurance (03/2025)	\$ (176.65)
1/1/2025	Recon Taxes & Reduction (03/2025)	\$ 739.70
3/1/2025	Reconciled CAM, Tax, & Ins (01/2024 - 12/2024)	\$ 5,251.72
<b>TOTAL CURE AMOUNT</b>		<b>\$ 30,148.08</b>

**Footnotes**

- All 1/1/2025 charges above are adjustment charges to TN's monthly escrows for cam, insurance, and taxes. Monthly increase was \$650.65.
- Refer to highlighted cells on accompanying lease ledger.